

## 2 Bedroom Terraced House

Castle Grove, Perth Street West, Hull, HU5 3UE

£84,950



- ATTENTION INVESTORS/BUILDERS!
- ATTENTION FIRST TIME BUYERS!
- WOULD BENEFIT FROM COSMETIC UPDATING
- HIGHLY SOUGHT AFTER AREA
- PRICED REALISTICALLY TO SELL







## 2 Bedroom Terraced House

£84,950

Castle Grove, Perth Street West, Hull, HU5 3UE

Although the property would benefit from some cosmetic updating, This is a great opportunity to acquire a traditional mid terrace house. The internal accommodation is arranged to two floors and briefly comprises of an entrance porch which leads through to the lounge, with an attractive dual fuel stove fire.

The kitchen has a range of base, drawer and wall mounted units with a staircase off to the first floor.

The bathroom has a white three piece suite.

To the first floor are two bedrooms.

Outside to the rear is a courtyard garden with a gardeners shed inset.

Additionally, the property benefits from a gas central heating system and double glazing.

## Location

Perfectly located within a highly sought after residential area. The property is situated within a residential villa off the ever popular Perth Street West. Ideally located for all amenities to include busy independent traders, all within walking distance along the neighbouring Chanterlands Avenue, which is well known for its close proximity and convenience for everything one needs for day to day living. There are regular public transport connections nearby creating easy access in and out of the City. There is a health centre, public library, doctors surgery and highly reputable schools, colleges and academies nearby. The Hull Royal Infirmary and the University of Hull are also just a short commute from the property. There is a great choice of family restaurants and cafe bars within walking distance along the historic Princes Avenue and nearby Newland Avenue. All in all a great place to live or as a popular rental investment property!

## Property Description

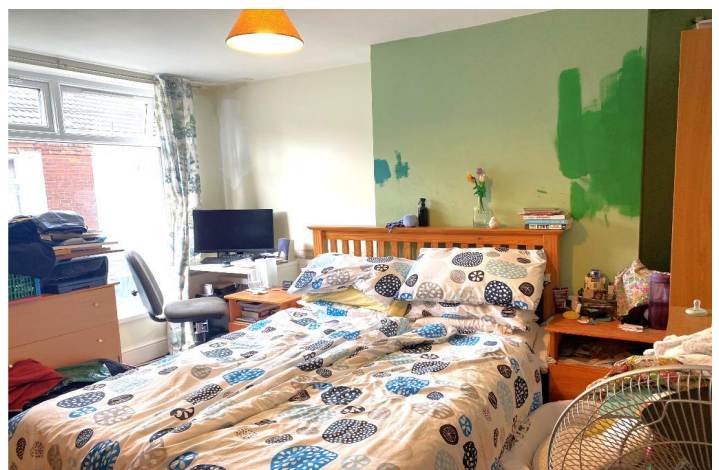
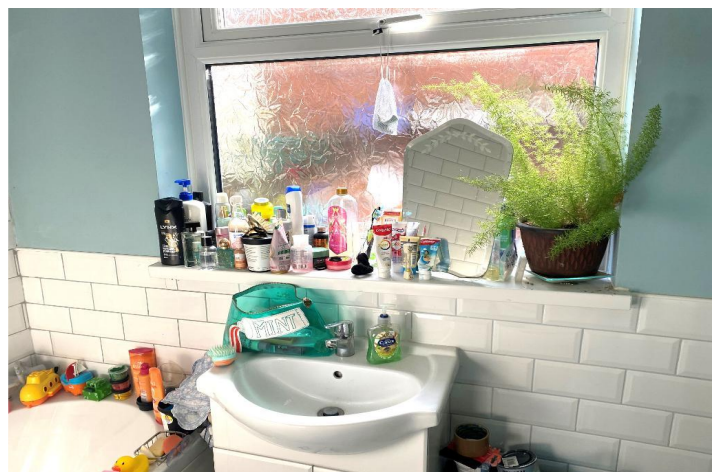
### Ground Floor

**Entrance Hall** - Double glazed front entrance door leads through to an entrance porch, and further through to a multi paned entrance door leading through to the lounge.

**Lounge** - 12' 10" x 11' 11" (3.93m x 3.65m) Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Chimney breast with oak over mantle, housing a dual fuel stove fire, with a flag stone hearth.  
Radiator.

**Kitchen** - 11' 7" x 9' 6" (3.55m x 2.92m) Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Range of base, drawer and wall mounted units and roll edge laminate work surface houses a hob and built in oven beneath with stainless steel extractor fan over, with tiled splash back surround.  
Plumbing for automatic washing machine and space for an upright fridge freezer.  
Built in single drainer sink unit with a mixer tap over.

**Rear Entrance Lobby** - Double glazed rear entrance





door and door through to the bathroom.

**Bathroom** - White three piece suite comprising of a P-shaped panel bath with a fixed shower screen, with shower attachment over the bath and tiled surround. Fitted vanity wash hand basin with storage space beneath and low flush WC. Double glazed opaque window and ceramic tiled flooring.

**First Floor**

**Landing** - Loft hatch through to the roof void.

**Bedroom One** - 12' 6" x 11' 10" (3.82m x 3.63m) Extremes to extremes. Double glazed window with aspect over the front garden area. Radiator.

**Bedroom Two** - 10' 2" x 8' 10" (3.11m x 2.7m) Extremes to extremes. Double glazed safety window with aspect over the rear courtyard area. Built in storage cupboard housing the gas central heating boiler. Radiator.

Council tax band: A



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.